







UNIT 2A AIRFIELD INDUSTRIAL PARK, CHIPPING WARDEN, OXFORDSHIRE OX17 1LH

COMMERCIAL STORAGE PREMISES

- Modern high-eaved storage facility
- Substantial external circulation and parking areas
- Well located
- Potential for further storage space / expansion

TO LET £162,500 + VAT per annum | 23,241 sq ft (2,160 sq m)

Contact Tim Humphrey

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Property and Business Consultants brown-co.com

LOCATION

Unit 2a Airfield Industrial Park is located off the A361 Chipping Warden road and is approximately 5 miles north of Banbury and 11 miles south of Daventry. Banbury provides easy access to the M40, and a short distance from Daventry is easy access to the M1 motorway via Junctions 16 and 18.

The unit is accessed off the A361 via electric security gates and an internal estate road that leads to the wider business park; unit 2a is the first building on the right hand side with a substantial concrete apron the front elevation.

What3Words - procured.approvals.racked

DESCRIPTION

Unit 2a is a former agricultural grain store built in 2012. The building is of high quality steel portal frame construction with a power floated smooth finish concrete floor. Concrete weight retaining panels to approximately 4 metres, profile clad to eaves and composite profile pitched roof. The unit has an eaves height of 7.7 metres and a ridge height of 11.5 metres. There is a substantial concrete apron to the front elevation which provides access to two electrically operated roller shutter doors. There is additional side access via a central loading door with further external storage and parking. On site 18m Weighbridge is available by arrangement.

ACCOMMODATION

The property has the following (approximate) gross internal floor area:-

	m ²	ft ²
Unit 2a, Chipping Warden OX17 1LH	2,160	23,241

SERVICES

The property is connected to mains electricity both single and three-phase supply which will be separately sub-metered. Mains water is connected to the premises which is also sub-metered. Internet and telephone services to be confirmed. Washroom facilities can be available by arrangement. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

BUSINESS RATES

Business rates have not yet been assessed on this premises. It should be noted that rates will be the liability of the occupier to pay if and when the building has been formally assessed.

SERVICE CHARGE

A service charge will be levied in relation to the maintenance and repair of common areas and services such as the roadway, electrical security gate, washroom facilities, weighbridge & CCTV etc. The service charge will be based on a fair and proportionate basis. Exact details will be confirmed depending on the nature of the proposed occupier.

EPC RATING

The property does not have an EPC rating as it is unheated and therefore exempt.

TERMS

The premises is available by way of a new fully repairing and insuring lease with a minimum term of 3 years with additional terms to be agreed. We are quoting a guide rent at £162,500 + VAT per annum exclusive of all other outgoings.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the letting.

BUILDINGS INSURANCE

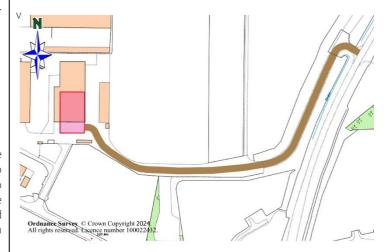
The owner will insure the building and recharge the premium to the occupier on annual basis. The occupier will require their own contents and liability insurance.

It is understood that VAT is applicable.

VIEWING & FURTHER INFORMATION

Strictly by prior appointment through sole letting agents:

Tim Humphrey 01295 220210 / 07971 974229 tim.humphrey@brown-co.com







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